

ZONING CODE AMENDMENTS

New/ Changed Definitions

19.12.130(12) "Lot coverage" means the land area covered by all buildings on any lot, as computed from the outside dimension of each building, including corridors, supporting columns and unsupported wall projections (except eaves; uncovered balconies, porches and stairways; fire escapes; landing places; fireplaces, and similar architectural features), and enclosed and unenclosed roofed patios where the roof is more than fifty percent solid. Underground parking structures which do not protrude above finished grade shall not be calculated in lot coverage percentages.

19.44.020(50) Projecting Sign. A sign other than a wall sign which is attached to or erected against a wall, awning, canopy, fascia, fence or roof of a building. Projecting signs are prohibited in all locations except for the Downtown Specific Plan area.

Places of Assembly. Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations (not including lodging); political organizations, country clubs (golf courses treated as a separate land use) and other membership organizations. This category includes religious uses and facilities operated for worship or promotion of religious activities, including churches and religious Sunday-type schools; and accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the church itself. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

Chapter 19.28

DOWNTOWN SPECIFIC PLAN DISTRICT

Sections:

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- 19.28.090** Downtown Specific Plan Blocks: Lot area, building height and lot coverage
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Section 19.28.010 Downtown specific plan district established.

A zoning district entitled "Downtown Specific Plan District" (DSP) is established as shown on the official precise zoning plan, zoning district map, city of Sunnyvale, on file in the office of the city clerk and incorporated by reference. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.010).

Section 19.28.020 Findings and purpose.

- (a) The city council makes the following findings:
 - (1) Implementation of the downtown specific plan will provide a vibrant and interesting center which includes the concentration of many activities vital to sustaining the economic strength, regional prominence, and visual image of the city.
 - (2) Implementation of the downtown specific plan will create employment and housing opportunities in an urban setting and will provide a center for social interaction for residents of the city.
- (b) It is the purpose of the provisions of this chapter to:
 - (1) Protect and promote the public health, safety, peace, comfort and general welfare;
 - (2) Establish the procedure for adoption of the orderly physical development of the district;
 - (3) Conserve property values and maintain the historic architectural and cultural qualities of properties within the district;
 - (4) Protect the character and stability of adjacent residential neighborhoods;
 - (5) Define the development procedures and administrative requirements for the district. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.020).

Section 19.28.030 Downtown specific plan generally.

The downtown specific plan is incorporated by reference. The specific plan includes architectural and downtown design guidelines, site development standards and planned public parks and other facilities which will be implemented through zoning and subdivision regulations, development standards, design guidelines, public and private improvements and an economic development strategy. Subdistricts shall be referred to as “blocks.” (Ord. 2623-99 § 1 (part); prior zoning code § 19.30.040).

Section 19.28.040 Regulations generally.

(a) The regulations contained in this chapter shall apply in the DSP downtown specific plan district.

(b) Whenever this chapter does not provide specific standards and/or procedures for the review, approval and/or administration of development projects within the DSP district or for appeals concerning approvals or administration of development projects, the standards and procedures contained in Title 19 shall apply.

(c) The owner or occupant of land or buildings used for any purpose in the downtown specific plan district shall provide the facilities as required by and which conform with the regulations set forth in this chapter; provided however, that buildings, structures or uses lawfully constructed or established prior to the effective date of this chapter which do not comply with the provisions hereof shall be deemed legally nonconforming in accordance with the provisions of Chapter 19.50. (Ord. 2623-99 § 1 (part); prior zoning code § 19.30.050(a), (b)).

Section 19.28.050 Downtown Specific Plan Blocks

Blocks are reserved primarily for the uses listed.

<i>District</i>	<i>Block</i>	<i>Primary Uses</i>	<i>Approx. Density</i>	<i>Res. Units</i>	<i>Office</i>	<i>Retail / Rest. / Entertainment</i>
Commercial Core	1	Office	N/A		450,000	10,000
Commercial Core	1a	Very High Density Residential	78 du/ac.	450		52,500
Commercial Core	2	Retail	N/A		80,000	170,891
Sunnyvale/Carroll	3	Retail Specialty Grocery	N/A			62,000
Sunnyvale/Carroll	4	Very High/Medium Density Residential	48 du/ac.	214		
Sunnyvale/Carroll	5	Very High Density Residential	40 du/ac	46		
Sunnyvale/Carroll	6	High/Medium Density Residential	36 du/ac	146		
Sunnyvale/Carroll	7	High Density Residential Retail	N/A	100	36,000	14,000
South of Iowa	8	Low-Medium Density Residential	12 du/ac	15		
South of Iowa	8a	Medium Density Residential	24 du/ac	12		
South of Iowa	8b	Low Density Residential	7 du/ac	12		
South of Iowa	9	Low-Medium Density Residential	12 du/ac	52		
South of Iowa	9a	Low Density Residential	7 du/ac	8		
South of Iowa	10	Low Medium Density Residential	12 du/ac	47		
South of Iowa	11	Low Medium Density Residential	12 du/ac	49		
South of Iowa	12	Low Medium Density Residential	12 du/ac	51		
Commercial Core	13	Retail and Low-Medium Density Residential	N/A		176,021	20,120
West of Mathilda	14	Very High Density Residential	48 du/ac.	173		10,000
West of Mathilda	15	Very High Density Residential	48 du/ac.	152		10,000
West of Mathilda	16	Very High Density Residential	48 du/acre	173		10,000
West of Mathilda	17	Low Medium Density Residential	12 du/acre	48		
Commercial Core	18	Mixed Use	N/A	200	202,000	1,007,876
Commercial Core	20	High Density Residential Office	N/A	51	16,400	
TOTAL				1,999	960,421	1,367,387

Section 19.28.060 Single Family Uses and Structures in the Downtown Specific Plan.

- (a) Single Family uses on existing, legally created lots may be maintained in all Downtown Specific Plan blocks.

- (b) Additions or new construction of single family homes on existing, legally created lots are subject to provisions for Design Review in Chapter 19.80.
- (c) Single family homes must comply with lot coverage, setback, floor area ratio and other applicable development standards for the R-0 Zoning District, as listed in Chapters 19.32 and 19.34.

Section 19.28.070 Permitted, conditionally permitted and prohibited uses in mixed use, commercial and office DSP blocks.

- (a) Table 19.28.060 sets forth those uses which are permitted, conditionally permitted, and prohibited in mixed use, commercial and office DSP blocks and the type of approval a use requires.
- (b) It is a violation of this chapter to:
 - (1) Engage in a use that is conditional without complying with the imposed conditions;
 - (2) Engage in a prohibited use.
 - (3) Engage in a use requiring a miscellaneous plan permit, use permit or special development permit without obtaining the required permit.
- (c) All permitted uses may be conducted within existing enclosed buildings with no new construction or additions or changes to the exterior of the building. New construction or additions to any use which is not a single family home requires a special development permit as set forth in Chapter 19.90, except that Block 2 (commercial historic) requires a landmark alteration permit as set forth in Chapter 19.96. Minor changes to the exterior of a building may be approved by the director of community development by a miscellaneous plan permit as set forth in Chapter 19.82. (Ord. 2673-01 § 3; Ord. 2649-00 § 4; Ord. 2623-99 § 1 (part): prior zoning code §§ 19.30.060, 19.30.090, 19.30.140--19.30.170 (part)).

**TABLE 19.28.070
Permitted, Conditionally Permitted and Prohibited Uses in
Mixed Use, Commercial and Office DSP Blocks.**

In the table, the letters and symbols are defined as follows:

P = Permitted use

SDP = Special development permit required

MPP = Miscellaneous plan permit required

N = Not permitted, prohibited

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20
1. Residential								
A. Single-family dwelling and accessory buildings and uses developed on an existing, legally created lot	N	N	N	N	N	SDP	N	SDP
B. Single room occupancy (SRO) facilities	N	SDP	N	N	SDP	SDP	SDP	SDP
C. Two-family dwelling (duplex)	N	N	N	N	N	SDP	N	SDP
D. Multifamily dwellings (3 or more units, or more than one main building) and accessory buildings and uses	N	SDP	SDP	SDP	SDP	SDP	SDP	SDP
E. Boarding for less than three persons	N	P	P	P	P	P	P	P
F. Facilities caring for 6 or fewer persons, as declared by the state to be a residential use	N	P	P	P	P	P	P	P
G. Small Family Day Care ³	N	P	N	N	P	P	P	P
H. Large Family Day Care ³	N	UP	N	N	UP	UP	Up	UP
2. Recreational Uses								

[illegible]

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20
5. Temporary Uses								
A. Construction yard, subject to approval of director of public works	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP
6. Other Uses								
A. Adult entertainment establishments	N	N	N	N	N	N	N	N
B. Electric transmission substations	N	N	N	N	N	N	N	N
C. Massage establishments ²	P	P	P	P	P	P	P	P
D. Parking structures	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
E. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
F. Public transportation facilities	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
G. Public utility buildings and service facilities	N	N	N	N	N	N	N	N
H. Recycling centers in convenience zones as required by Public Resources Code Section 14500, et seq.	N	N	N	SDP	SDP	SDP	SDP	N
I. Unenclosed uses other than outdoor dining	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
J. Sale or rental of motor vehicles of all kinds	N	N	N	N	N	N	N	N
K. Sale or rental of heavy equipment or machinery	N	N	N	N	N	N	N	N
L. Storage or parking of commercial, industrial or public utility vehicles	N ⁵	N ⁵	N ⁵	N ⁵	N ⁵	N ⁵	N ⁵	N ⁵
M. Wholesale storage or warehousing of merchandise or products within a building	N	N	N	N	N	N	N	N
N. Any use which is obnoxious, offensive or creates a nuisance to persons in adjacent buildings or premises by reason of the emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances	N	N	N	N	N	N	N	N

Note:

² Subject to provisions of Chapter 9.41.

³ Small and large family daycare allowed only as a residential use of property.

⁴ Any lease for office use entered into prior to June 1, 2001 and any subsequent renewals of such existing leases, shall not be subject to the permit requirements set forth in this section. New office leases entered into with new or different tenants on or after June 1, 2001 shall be subject to the provisions of this section.

⁵ Except that daytime and overnight parking of up to five commercial motor vehicles (of a type that are less than 10,000 pounds in gross vehicle weight with not more than two axles) that are owned or operated by the person(s), company or business which conducts the primary use is permitted, provided the vehicles are used for purposes of delivery, pick up or service to patrons of the primary use only, do not utilize on-site required parking and are not utilized for purposes of advertising.

Section 19.28.080 Permitted, conditionally permitted or prohibited uses in residential DSP Blocks.

(a) Table 19.28.070 sets forth those uses which are permitted, conditionally permitted, and prohibited in residential DSP blocks and the type of approval a use requires.

(b) It is a violation of this chapter to:

(1) Engage in a use that is conditional without complying with the imposed conditions;

(2) Engage in a prohibited use.

(3) Engage in a use requiring a miscellaneous plan permit, use permit or special

development permit without obtaining the required permit.

(c) All permitted uses may be conducted within existing enclosed buildings with no new construction or additions or changes to the exterior of the building. New construction within any block requires a special development permit as set forth in Chapter 19.90, except that Block 2 (commercial historic) requires a landmark alteration permit as set forth in Chapter 19.96. Minor changes to the exterior of a building may be approved by the director of community development by a miscellaneous plan permit as set forth in Chapter 19.82. (Ord. 2649-00 § 5; Ord. 2623-99 § 1 (part): prior zoning code §§ 19.30.080, 19.30.100--19.30.130, 19.30.170 (part)).

TABLE 19.28.080
Permitted, Conditionally Permitted or Prohibited Uses in
Residential DSP Blocks

In the table, the letters and symbols are defined as follows:

P = Permitted use
SDP = Special Development Permit required
MPP = Miscellaneous plan permit required
N = Not permitted, prohibited

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16	6, 10a	8, 9, 10, 11, 12 and 17	8a	8b, 9a
1. Residential					
A. Single-family dwelling and accessory buildings and uses developed on an existing, legally created lot	P	P	P	P	P
B. Single Room Occupancy (SRO) facilities	SDP	N	N	N	N
C. Two-family dwelling (duplex)	N	N	P	N	N
D. Multi-family dwellings (3 or more units, or more than 1 main dwelling	SDP	SDP	SDP	SDP	SDP
E. Boarding and lodging for less than three persons	P	P	P	P	P
F. Facilities caring for 6 or fewer persons, as declared by the state to be a residential use	SDP	SDP	P	SDP	P
E. Residential mobilehome park site	N	N	N	N	N
2. Recreational Uses					
A. Parks, playgrounds and recreational areas	SDP	SDP	SDP	SDP	SDP
3. Commercial Uses					
A. Child care/day care center/nursery schools	SDP	SDP	SDP	SDP	SDP
B. Cardrooms	N	N	N	N	N
C. Hotels or motels	SDP	N	N	N	N
D. Small family day care	P	P	P	P	P
E. Large family day care	UP	UP	UP	UP	UP
F. Rest Homes	SDP	SDP	SDP	SDP	SDP
G. Automobile or other independent motor vehicle-related uses, including but not limited to, auto parts sales and auto rentals, sales, repair and services uses	N	N	N	N	N
5. Accessory Uses					
A. Accessory living units	SDP	SDP	SDP	SDP	SDP

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16	6, 10a	8, 9, 10, 11, 12 and 17	8a	8b, 9a
B. Accessory utility buildings	MPP	MPP	MPP	MPP	MPP
C. Retail commercial uses incidental to and in combination with residential uses	SDP	SDP	SDP	SDP	SDP
D. Storage or parking of commercial, industrial or public utility vehicles, except for the purpose of loading or unloading	N	N	N	N	N
6. Temporary Uses					
A. Residential sales office for new development	MPP	MPP	MPP	MPP	MPP
B. Construction yard, subject to approval of director of public works	MPP	MPP	MPP	MPP	MPP
7. Other Uses					
A. Office: administrative, professional and medical	N	N	SDP	SDP ¹	N
B. Adult entertainment establishments, as defined in this code	N	N	N	N	N
C. Places of assembly such as lodge hall, social club or religious use.	SDP	SDP	SDP	SDP	SDP
D. Electric transmission substations	N	N	N	N	N
E. Massage establishments ²	P	P	P	P	P
F. Non public schools (K-12)	SDP	SDP	SDP	SDP	SDP
G. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP
H. Public utility buildings and service facilities	N	N	N	N	N
I. Recycling centers	SDP	N	N	N	N
J. Storage of materials, supplies or equipment for nonresidential purposes	N	N	N	N	N
K. Sale or rental of heavy equipment or machinery commonly used for agricultural, construction, industrial, mining, transportation or building service purposes	N	N	N	N	N
L. Any use which is obnoxious or offensive or creates a nuisance	N	N	N	N	N

Footnotes

¹ Within an existing building.

² Subject to provisions of Chapter 9.41.

Section 19.28.090 Downtown Specific Plan Blocks: Lot area, building height and lot coverage.

- (a) Each lot in each block shall conform to the provisions for minimum lot size as set forth in Table 19.28.080.
- (b) Building heights and lot coverages for every property in every block of the DSP district shall be in accordance with the provisions set forth in Table 19.28.080. (Ord. 2623-99 § 1 (part); prior zoning code § 19.30.180).

Table 19.28.090 Lot area, building height and lot coverage

Block	Min. Development Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
1	0.60	100 ft.	6	Per SDP1
1a	0.30	85 ft.2	6	Per SDP
2	No min.3	36 ft.	2	<u>Per SDP</u>
3	No min.	50 ft.	4	Per SDP
4	0.50	<u>30-40 ft.</u>	<u>2-34</u>	45 %
5	0.25	40 ft.	4	45 %
6	0.25	<u>30-40 ft.</u> ⁴	<u>2-3</u>	60 %
7	N/A	50 ft.	4	60 %
8	0.14	30 ft.	2	60 %
8a	0.255	30 ft.	2	60 %
8b	0.30	30 ft.	2	40 %
9	0.25	30 ft.	2	60 %
9a	0.14	30 ft.	2	40 %
10	0.25	30 ft.	2	60 %
11	0.25	30 ft.	2	60 %
12	0.25	30 ft.	2	60 %
13	0.40	<u>30 - 50 ft.</u> ⁶	2-4	<u>Per SDP</u>
14	0.75	30-50 ft. ⁷	2-4	Per SDP
15	0.75	30-50 ft.	2-4	Per SDP
16	0.75	30-50 ft.	2-4	Per SDP
17	0.16	30 ft.	2	40%
18	0.30	75 ft. ⁸	5	Per SDP
20	No min.	30-40 ft. ⁹	3	<u>60%</u>

1 Per SDP (Special Development Permit) means that lot coverage shall be evaluated on a project by project basis.

2 Maximum height includes any rooftop equipment or elevator shafts.

3 Minimum lot size is 2,800 sq. ft. for individual developments.

4 Maximum height along Washington/McKinley Avenues is 30 ft. (2 stories)

5 Minimum project size-individual lots may be as small as 2,600 sq. ft.

6 Maximum height along Taaffe Street is 30 ft. (2 stories)

7 Maximum height along Charles Street is 30 ft (2 stories); along Mathilda Avenue is 50 ft. (4 stories)

8 Exception of 80 ft. for mid-block movie theaters.

9 40 ft. for the northern half of the block and 30 ft. for the southern half.

Section 19.28.100 Block Summaries and Building setbacks.

Each lot in each block shall conform to applicable provisions for frontage, interior side and rear setbacks, as set forth in Tables 19.28.090 (a) through (g). Covered porches, stoops, and stairways may extend up to 6 ft. into any required front yard.

Table 19.28.100 (a)

	BLOCK 1	BLOCK 1A	BLOCK 3
Primary Uses Allowed	Office Retail	High Density Residential Retail	Service retail Grocery District Parking
Min Development Size	0.60 ac.	0.30 ac.	No min.
Max. Amount Retail	10,000 sq. ft.	52,500 sq. ft.	27,000 sq. ft. retail 35,000 sq. ft. grocery
Max. Amount of Office	450,000 sq. ft.	0	0
Max. Number of Units	0	450	0
Maximum Residential Density	N/A	78 du/acre	N/A
Max. Lot Coverage	100%	100%	100%
Max. Height	100 ft. (6 stories)	85 ft. (6 stories) including rooftop mechanical	50 ft. (4 stories)
Required Right-of- Way Dedication	None	10 ft. along east side of Aries 6 ft. along west side of Frances St. south of Capella	5 ft. along Evelyn Avenue 3 ft. along Sunnyvale Avenue
Min. Front Setback/Build-to Requirement (see diagram)			
• Washington Ave.	0 ft.	0 ft.	0 ft.
• Capella Way	N/A	0 ft.	N/A
• Taaffe Way	N/A	0 ft.	N/A
• Evelyn Ave.	0 ft.	0 ft.	0 ft.
• Aries Way	0 ft.	0 ft.	N/A
• Sunnyvale Ave.	N/A	N/A	0 ft.
• Altair Way	0 ft.	0 ft.	N/A
• Carroll St.	N/A	N/A	0 ft.
• Frances St.	0 ft.	0 ft.	N/A
Min. Interior Setbacks			

	BLOCK 1		BLOCK 1A	BLOCK 3
• Side Setback	0 ft.	0 ft.	0 ft.	
• Rear Setback	0 ft.	0 ft.	0 ft.	
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	
Min. Useable Open Space	None	50 sq. ft./unit	N/A	
Type of Parking	Underground structures	Underground structures	Structured and surface parking	
Special Design Features	None	None	None	

Table 19.28.100 (b)

BLOCK 2	
Primary Uses Allowed	Restaurant, Entertainment and Retail Office on 2nd floor only
Min Development Size	No min.
Max. Retail/Office	170,891 sq. ft. of retail/restaurant/entertainment 80,000 sq. ft. of office
Max. Lot Coverage	100%
Max. Height	36 ft. (2 stories)
Required Right-of-Way Dedications	5 ft. along Evelyn Avenue 3 ft. along Sunnyvale Avenue
Min. Front Setback/Build-to Requirement (see diagram)	
Murphy Avenue	0 ft.
Washington Avenue	0 ft.
Evelyn Avenue	0 ft.
Frances St.	0 ft.
Sunnyvale Ave.	0 ft.
Min. Interior Setbacks	
• Side	0 ft.
• Rear	0 ft.
Min. Landscaped Area	None
Type of Parking	Per Parking District
Special Design Features	Comply with Murphy Avenue Design Guidelines

Table 19.28.100 (c)

	BLOCK 13	BLOCK 20
Uses Allowed	Office and Service Retail and Low-Medium Density Residential	Office High Density Residential
Total Area of Block	3.22 ac.	1.70 ac.
Min Lot Size	0.4 ac. Do research	No min.
Max. Office/Retail Sq. Ft.	176,891 sq. ft. office	16,400 sq. ft. office

	20,120 sq. ft. retail/restaurant	
Maximum Density	14 du/acre for townhouses along Taaffe Street	36 du/acre for northern half of the block
Max. Lot Coverage	Per SDP	60% max
Max. Height	Office uses - 50 ft. (3 stories) Residential – 30 ft. (2 stories)	40 ft. (3 stories) for high-density residential on the north half of the block 30 ft. for office uses on the south half of the block
Required Right-of-Way Dedications	10 ft. along Mathilda Avenue	10 ft. along Mathilda Avenue
Min. Setbacks/Build-to Requirements (see diagram)		
• Mathilda Ave	0 ft.	0 ft.
• McKinley Ave.	0 ft.	N/A
• Taaffe St.	10 ft.	N/A
• El Camino Real	N/A	30 ft.
• Olive Ave.	10 ft.	10 ft.
Min. Interior Setbacks		
• Side	0 ft.	6 ft.
• Rear	0 ft.	20 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	500 sq. ft./unit	380 sq. ft./unit
Type of Parking	Surface Parking or Above-Ground Structures	Structured and surface (underground is encouraged)

Table 19.28.100 (d)

BLOCK 18	
Uses Allowed	Retail, Entertainment, Office and High Density Residential
Min Lot Size	0.30 ac.
Max. Floor Area	1,007,897 sq. ft. retail/restaurant/entertainment 200 units 202,000 office
Maximum Density	N/A
Max. Lot Coverage	Per Special Development Permit
Max. Height	75 ft. (5 stories) Up to 80 ft. for movie theaters at the interior of the block
Required Right-of-Way Dedications/Easements	5 ft. along Mathilda Avenue north of Booker 10 ft. along Mathilda south of Booker 5 ft. along Iowa between Mathilda and Parking Garage B.
Min. Setbacks/Build-to Requirements (see diagram)	
• Washington	0 ft.
• Mathilda Ave.	0 ft.
• Sunnyvale Ave.	0 ft.
• Iowa Ave.	0 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones.
Min. Useable Open Space	50 sq. ft./unit

BLOCK 18	
Type of Parking	Above grade structures and surface parking
Special Design Features	Downtown Gateway at Mathilda/Washington

Table 19.28.100 (e)

	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7
Uses Allowed	High Density and Medium Density Residential	High Density Residential	High Density and Medium Density Residential	High Density Residential and Retail
Min Development Size	0.5 acres	0.25 acres	0.25 acres – suggested	No min.
Max. Retail/Office	None	None	None	36,000 sq. ft. office 14,000 sq. ft. retail
Max. Residential Units	214	46	146	100
Approximate Residential Density	48 du/acre generally with max 24 du/acre on Washington	40 du/acre	48 du/acre generally with Townhouse Density of up to 24 du/acre on Washington and McKinley frontages.	28 du/acre
Max. Lot Coverage	45%	45%	60%	60%
Max. Height	40 ft. (3 stories) and 30 ft. (2 stories) on Washington	40 ft. (3 stories)	40 ft. (3 stories) and 30 ft. (2 stories) on Washington and McKinley	50 ft. (4 stories)
Required Right-of-Way Dedications	None	None	None	3 ft. on east side from Iowa to Washington
Min. Front Setback/Build-to Requirement				
• Washington Ave.	12 ft.	N/A	12 ft.	12 ft.
• Sunnyvale Ave.	N/A	N/A		N/A
• Evelyn Ave.	18 ft.	18 ft.		12 ft.
• Bayview Ave.	N/A	12 ft.		18 ft.
• Carroll Ave.	12 ft.	N/A		Min Interior Setbacks
Min. Interior Setbacks				
• Side	6 ft.	6 ft.	6 ft.	6 ft.
• Rear	20 ft.	20 ft.	20 ft.	20 ft.
Min. Landscaped Area	Min 20% of lot area	Min 20% of lot area	Min 20% of lot area	Commercial uses: All areas not devoted to

	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7
				driveways and surface access zones. Residential uses: 20% of the lot area
Min. Useable Open Space	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit for residential uses
Type of Parking	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, above grade or podium
Special Design Features	Residential Gateways at Carroll and Washington	None	None	Res. Gateway elements at intersection of Sunnyvale and McKinley

Table 19.28.100 (f)

BLOCKS 8, 8a, 8b, 9, 9a, 10, 11 and 12	
Uses Allowed	Blocks 8 and 9 – Low Density Residential Blocks 8a, 9a, 10, 11 and 12 – Low-Medium Density Residential Block 8b - Medium Density Residential Block 9 – Low Density Residential
Min Development Size	Blocks 8 and 9 – 0.14 ac. Blocks 8b, 9a, 10, 11 and 12 - 0.25 ac.
Approximate Maximum Density	Blocks 8 and 9 – 7 du/acre Blocks 8a, 9a 10, 11 and 12 – 14 du/acre Block 8b – 24 du/acre
Max. Lot Coverage	Blocks 8a, 8b, 9a, 10, 11 and 12 - 60% Blocks 8 and 9 – 40%
Max. Height	30 ft. (2 stories)
Required Right-of-Way Dedications	None
Min. Setbacks/Build-to Requirements (see diagram)	
• McKinley Ave	13 ft.
• Carroll Ave.	20 ft.
• Iowa Ave.	13 ft.
• Sunnyvale Ave.	18 ft.
• Taaffe Street	18 ft.
• Frances Street	18 ft.
• Murphy Avenue	18 ft.
• Olive Ave.	13 ft.
Min. Interior Setbacks	
• Side	4 ft.

BLOCKS 8, 8a, 8b, 9, 9a, 10, 11 and 12	
• Rear	20 ft.
Min. Landscaped Area	20% of lot area
Min. Useable Open Space	500 sq. ft./unit
Min. Parking Spaces	2/2-bdrm units and above 1.75/1-bdrm and studio 4/single family home (2 covered and 2 uncovered)
Type of Parking	Surface
Special Design Features	Res. Gateway elements at intersection of Sunnyvale / Iowa, Murphy / Iowa, Frances / Iowa and Taaffe / Iowa

Table 19.28.100 (g)

	BLOCKS 14, 15 AND 16	BLOCK 17
Primary Uses	High Density Residential Retail	Low-Medium Density Residential
Min Development Area	0.75 acre	8,000 sq. ft.
Max. Residential Units	Block 14 – 173 units Block 15 – 152 units Block 16 – 173 units	48 units
Approximate Maximum Density	48 du/acre	12 du/acre
Max. Lot Coverage	100%	40%
Max. Height	50 ft. (4 stories) on Mathilda and 30 ft. (2 stories) along Charles	30 ft. (2 stories)
Required Right-of-Way Dedications	33 ft. along Mathilda Avenue	None
Min. Setbacks/Build-to Requirements (see diagram)		
• Mathilda	0 ft. (after 33 ft. dedication)	12 ft.
• McKinley Ave.	10 ft.	N/A
• Iowa Ave.	10 ft.	N/A
• Charles Ave.	10 ft.	10 ft.
• Washington Ave.	10 ft.	10 ft.
• Evelyn Ave.	N/A	18 ft.
• Olive Ave.	10 ft.	N/A
Min. Interior Setbacks		
• Side	6 ft.	4 ft.
• Rear	10 ft.	20 ft.
Min. Landscaped Area	Min. 20% of lot area	Min. 20% of lot area
Min. Useable Open Space	50 sq. ft./unit	500 sq. ft./unit
Type of Parking	Below grade structures or podium parking if structure is completely hidden from public view.	Surface Parking
Special Design Features	Neighborhood Gateway at Iowa	None

	/Mathilda, McKinley/Mathilda and Washington/Mathilda	
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Section 19.28.100 Landscaping and open space.

- (a) Landscaping and open space standards apply whenever landscaping is installed on any unlandscaped lot or in connection with new construction, replacement or expansion in floor area of any structure in the Specific Plan area.
- (b) All public rights-of-way, private streets or driveways, easements, building and structure setbacks, plazas, pedestrian walkways and parking facilities shall provide landscaping as required and described in the downtown specific plan and shall meet the minimum standards provided in Section 19.28.070(h).
- (b) Project landscaping shall be designed and planted to be consistent with the streetscape design themes and landscaping provisions set forth in the downtown specific plan streetscape design standards. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.200).
- (c) Residential uses are required to provide useable open space, as defined by 19.38.070(h), with the following exceptions:
 - (1) Useable open space may be located in the front yard between the face of the building and the street for multifamily uses
 - (2) Balconies with a minimum of 6 ft. in any dimension and a total of 50 sq. ft. qualify as useable open space.
- (d) At minimum, landscaping and open space areas shall meet the following requirements:

Table 19.28.110 Landscaping and open space

Type of Use	MINIMUM LANDSCAPING	MINIMUM OPEN SPACE
Commercial Uses (Retail, Retail Service, Restaurant, Entertainment, etc.) or Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	No requirement
Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	No requirement
Low and Low-Medium Density Residential Uses	20% of lot area	500 sq. ft. /unit
Medium, High and Very High Density Residential Uses	20% of lot area	50 sq. ft./unit
Surface Parking Lots	20% of the parking lot area	No requirement
Other uses not listed above	To be determined by the Director of Community Development	To be determined by the Director of Community Development

Section 19.28.120 Architectural standards.

- (a) The architectural guidelines for the downtown specific plan shall be applicable to all new development and to all redevelopment or rehabilitation involving changes to the exterior of an existing development.
- (b) All new development shall incorporate the architectural design, features and elements

found in both the general design guidelines section and district-specific guidelines.

Section 19.28.130 Signs.

(a) Each sign shall comply with the requirements of Chapter 19.44 and shall incorporate design elements and features recommended by the downtown specific plan, and, where applicable, the Murphy Avenue design guidelines.

(b) Any sign proposed for block 2, the Murphy Station heritage landmark district, shall require a landmark alteration permit, in accordance with Chapter 19.96. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.230).

(c) Projecting signs are allowed for all nonresidential uses in Downtown Specific Plan. Projecting signs must meet the following specifications:

- (1) A maximum of one projecting sign per public entrance.
- (2) A maximum size of 6 sq. ft. per side or two-thirds of the sidewalk width, whichever is larger.
- (3) The sign shall not project farther than 6 ft. from the building façade.
- (4) The bottom of the sign shall not be lower than 8 ft. from the ground.
- (5) Signs shall be placed no higher than the lowest cornice line, or the lowest second floor opening.

Section 19.28.140 Parking requirements.

The owner or occupant of land or buildings used for any purpose within the DSP district, except uses within the boundaries of a parking district created by the action of the city council, shall provide off-street parking and loading areas and facilities. Shared parking for differing uses may be considered and is encouraged for trip reduction programs such as car sharing and other transportation demand management programs. Parking analysis will be evaluated with the application submittals for the Special Development Permit.

The following table shows suggested parking ratios for specific land uses. Final parking requirements will be determined through project review and approval.

TABLE 19.28.140

Land Use	Number of Parking Spaces Required	Maximum Percentage of Compact Spaces Allowed
Single Family Residential	1 covered + 1 uncovered	None
Single Family Residential with Accessory Living Unit	1 covered + 2 uncovered	None
Multifamily Residential Studio or 1 bdrm	1 assigned and covered/unit + 0.75 unassigned /unit ¹	35% of uncovered, unassigned spaces in lots with more than 10 spaces
Multifamily Residential 2-bdrm or more	1 assigned and covered/unit + 1 unassigned /unit ¹	35% of uncovered, unassigned spaces in lots with more than 10 spaces
Office/Retail	1/250 sq. ft.	10% ²
Restaurant without Bar	1/110 sq. ft.	10% ²
Restaurant with Bar	1/75 sq. ft.	10% ²
Bar only	1/50 sq. ft.	10% ²

Restaurants with 100% fixed seating and no bar	½ fixed seats + 1/400 sq. ft. of area not devoted to seating	10% ²
Assembly/Theater	1/3 seats	10% ²
Any use within the parking district	Parking requirements consistent with zoning code unless special circumstances arise	Not applicable

1 If more than one space is assigned per unit, additional parking may be required.

2 50% of compact spaces must be along the periphery and as employee parking. The remaining 50% may be interspersed throughout the lot.

Section 19.28.150 Subdivisions.

All subdivisions and parcel maps shall comply with the minimum subdivision regulations, standards and improvements as set forth in Title 18, with the following special considerations:

(a) Minimum development sizes in the downtown specific plan district shall conform to the requirements in Table 19.28.080.

(b) Remnant parcels which do not meet minimum lot area requirements shall not be created. A parcelization plan for a block shall be submitted to the director of community development as part of the special development permit review process.

(c) Whenever a subdivision or merger of land or a map is required to be filed in connection with a project within the DSP district, no building permit shall be issued for the project unless and until all of the requirements, including recordation, related to final subdivision or parcel maps have been met, unless otherwise approved, in writing, by the director of community development. (Ord. 2623-99 § 1 (part): prior zoning code § 19.30.250).